



JOSEPH DiGIROLAMO  
MAYOR

**BENSALEM TOWNSHIP COUNCIL**  
**November 28<sup>th</sup>, 2022 - 7:00 p.m.**  
**Council Chambers**

2400 BYBERRY ROAD  
BENSALEM, PA 19020  
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[www.bensalempa.gov](http://www.bensalempa.gov)

**COUNCIL AGENDA**

1. **Opening** of meeting with a moment of silent meditation or prayer followed by the **Pledge of Allegiance to the Flag.**
2. **Public Comment:** Agenda Items
3. Approval of **Council Minutes** for meeting date: **November 14<sup>th</sup>, 2022**
4. **Consideration** and **public hearing** of an **Ordinance** amending Chapter 232 – Zoning – Article XI - Industrial Districts, Division 2 General Industrial Districts, Section 542, Use Regulations, Subsection 11 and to add Section 601 Tobacco Shops, Smoke Shops.

[View Proposed Ordinance](#)

5. **Consideration** and **public hearing** of an **Ordinance** amending the Township Zoning Ordinance Part II, Chapter 232 of the Township Code, to amend Article V, Residential District, to create a new Division 12.5 R-55A Riverfront Revitalization District.

[View Proposed Ordinance](#)

6. **Consideration of a Preliminary and Final Subdivision** for:

**Applicant:** Gibson Holdings, LLC  
**Location:** 1515 Gibson Road  
**Proposed Use:** 6 Residential Lots  
**Zoning Classification:** R2 Residential District  
**Tax Parcel:** 2-54-5

[View Plans](#)

7. Consideration of a **Resolution for Act No. 537, PA Sewage Facilities Act**, plan revision for new land development of a parcel of land identified as **1515 Gibson Road Subdivision**.

8. **Consideration of a Preliminary and Final Minor Subdivision** for:

**Applicant:** Chase Bank  
**Location:** 1729 Street Road  
**Proposed Use:** Commercial  
**Zoning Classification:** G-C Commercial  
**Tax Parcel:** 2-43-305

[View Plans](#)

9. **Consideration of a Preliminary Land Development** for:

**Applicant:** Johnson Development Associates, Inc.  
**Location:** 2600 State Road  
**Proposed Use:** Warehouse/Distribution  
**Zoning Classification:** R-55 - Riverfront Revitalization District  
**Tax Parcel:** 2-65-21

[View Plans](#)

10. **Public Comment**

11. **Other Business**

12. **Next Meeting: 12/05/22 - Budget - Adjournment**

**Council reserves the right to add or delete items to alter the order of business as they deem necessary.**

**Curfew for Council Meetings is 10:30 P.M.**

Council meetings can be viewed live by the public on **cable television** channels 22 (Comcast Xfinity) in Bensalem and 34 (Verizon Fios) throughout Bucks County. Meetings will then replay daily at 1:00 A.M., 10:00 A.M. and 7:00 P.M.

Council meetings will also **live stream** via the Township's YouTube Channel, [www.youtube.com/bensalemtownship](http://www.youtube.com/bensalemtownship). Meetings will then be available on our YouTube Channel for immediate replay, and next day streaming via the Township website, [www.bensalempa.gov](http://www.bensalempa.gov).